



IND – Industrial District

Section 7-8-22 – Unified Development Ordinance City of Asheville Zoning Districts

(a) *Purpose.* Realizing the importance of industrial uses to the economy of the City of Asheville, it shall be the purpose of the Industrial District to reserve land for existing and future industrial activities and for land uses that support industrial activities. Development standards are established to ensure that land uses located outside the Industrial District are not adversely affected by the negative impacts of industrial uses. Industrial Districts shall be located to capitalize on existing infrastructure where possible, such as transportation facilities and utilities. Supporting land uses are characterized as providing supplies, raw materials, transportation, or storage services to industries or providing services to industrial employees.

(b) *Permitted uses.*

Recreational.

- Arboretums
- Passive parks

Institutional.

- Armories
- Places of worship
- Colleges and universities, excluding dormitories and other living quarters
- Vocational and training schools, excluding dormitories and other living quarters

Public/semi-public.

- Fire/police stations
- Libraries
- Public utilities and related facilities
- Stadiums and arenas
- Transportation terminals

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Office/business.

- Automobile, truck and utility trailer rental
- Bakeries
- Business incubation
- Distributive businesses
- Flea markets
- Fruit and vegetable markets
- Heavy equipment and specialized vehicle sales, rental, and service
- Industrial equipment sales
- Laboratories
- Lumber yards
- Motor freight terminals
- Printing and publishing
- Repair and service businesses
- Research and technology production uses
- Self-service storage facilities
- Studios, galleries and workshops for artists, craftspeople, designers, photographers
- Theaters
- Warehousing
- Wholesale sales

Industrial.

- Assembly, packaging, processing, production and manufacturing
- Recycling center
- Recycling collection centers
- Recycling plant

Other.

- Accessory structures
- Cemeteries, columbariums
- Commercial satellite dishes and related equipment
- Parking lots

(c) *Prohibited uses.* Any use not specifically listed as a permitted use, or a use by right, subject to special requirements or a conditional use in the Industrial District is prohibited. In addition, asphalt plants are expressly prohibited.

(d) *Uses by right, subject to special requirements.*

- Antenna
- Funeral establishments
- Residential uses

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Wireless telecommunication facilities, concealed
Wireless telecommunication facilities, co-located
Wireless telecommunication facilities, microcell

(e) *Conditional uses.*

Level III projects incorporating uses permitted in the Industrial District.

Single tenant retail structures and multi-tenant retail structures with a gross floor area of more than 100,000 square feet.

Telecommunication towers

(f) *Development standards.*

(1) *Density standards.* The maximum residential density per acre within the Industrial District shall be two dwelling units.

(2) *Structure size standards.* None.

(3) *Lot size standards.* The minimum lot size in the Industrial District shall be 10,000 square feet.

(4) *Lot width standards.* Lots in the Industrial District shall have a minimum width of 100 feet.

(5) *Setback standards.* The following minimum setbacks shall be required for uses in the Industrial District.

Front: 20 feet, except that the minimum setback may be reduced to five feet in pedestrian-oriented areas where road widening is not anticipated provided that all parking is located to the side or rear and not closer to the street than the facade of the principal structure, and where pedestrian-oriented design features are incorporated in building and site design.

Side: None required unless adjacent to residential district, then setback shall be 50 ft.

Rear: None required unless adjacent to residential district, then setback shall be 50 ft.

The landscape and buffering standards (section 7-11-3) may require additional setback; if so, the most restrictive requirement shall apply.

The minimum spacing between structures shall, in addition, be

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as per the Asheville Fire Prevention Code.

- (6) *Impervious surface standards.* None.
- (7) *Height standards.* None.
- (8) *Landscaping/buffering standards.* Landscaping and/or buffering shall be provided as required by section 7-11-3 of this chapter.
- (9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-1 of this chapter. No parking shall be permitted in any required front setback. Employee parking only shall be permitted in any required side and rear setback.
- (10) *Sidewalk standards.* Sidewalks shall be provided as required by and pursuant to the requirements for sidewalks as set forth in section 7-11-8 of this chapter.
- (11) *Access standards.* None.
- (12) *Recreational/open space standards.* None.
- (13) *Design and operation standards.*

Transition area - Within 200 feet of a residentially zoned area, restrictions shall be placed on the height and orientation of uses other than those uses permitted in the adjacent residential zone. Height of buildings and structures located in this area shall be subject to the height limitations established in the least restrictive adjacent residential zone. Primary entrances of buildings and structures located in the transition area shall be directed away from residential uses.

Uses located in the Industrial District shall be subject to the noise standards set forth in the city's noise ordinance (article IV of the Code of Ordinances of the City of Asheville, sections 10-81 through 10-83).

Exposed sources of light shall be shielded so no direct beam of light crosses lot lines. The top of light fixtures shall not exceed 30 feet in height in parking lots and 14 feet at all other locations on the development site.

All operations using or storing radioactive materials, whether or

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not licensed by the atomic energy commission, shall comply with the applicable regulations adopted, or as such regulations may hereafter be amended, by the North Carolina State Board of Health, pursuant to the power granted such board by Chapter 481, Session Laws of 1959 (G.S. 104C), entitled North Carolina Atomic Energy, Radio Activity, and Ionizing Radiation Laws, as amended.

Outdoor storage of materials is prohibited in the required front setback and within 50 feet of a residential district.

- (14) *Emergency wireless communications.* Communication requirements shall be provided as required by section 7-11-9 of this chapter.

(Ord. No. 2369, § 1, 5-27-97; Ord. No. 2539, § 1, 1-26-99; Ord. No. 2649, § 1(e), 12-21-99; Ord. No. 2664, § 1(u), 2-8-00; Ord. No. 2740, §§ 1(a)(b), 9-12-00; Ord. No. 2904, § 1(u), 3-12-02; Ord. No. 3002, § 1b, 2-25-03; Ord. No. 3010, § 1(d), 3-25-03; Ord. No. 3156, § 1, 8-24-04; Ord. No. 3157, § 1(a)(5), 8-24-04; Ord. No. 3262, § 1(c), 7-12-05; Ord. No. 3327, § 1(b), 2-28-06; Ord. No. 3337, § 1(c), 2-28-06; Ord. No. 3368, § 1, 6-13-06; Ord. No. 3583, § 1(a), 2-12-08)

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Any questions about the terminology used in this document should be directed to the Planning & Development Department at 828-259-5831.